

Public Comment #1

From: [Mary Turley](#)
To: [Community Development HLCsecretary](#)
Cc: [Elias Isaacson](#); [Daniel Gullett](#); [Tony Boughman](#); [Randy Rowse](#); [Kristen Sneddon](#); [Oscar Gutierrez](#); [Eric Friedman](#); [Alejandra Gutierrez](#); [Mike Jordan](#); [Meagan Harmon](#)
Subject: April 27, 2022 – Historic Commission (HLC) Agenda item #4, 328 W. Montecito Street
Date: Tuesday, April 26, 2022 12:10:51 PM
Attachments: [Attachment Data from Plans 328 W. Montecito.pdf](#)

EXTERNAL

Dear HLC Commissioners:

Thank you for your work in reviewing this project. I frequent the West Beach neighborhood, saw this project coming down the pipeline and wanted to provide these comments, as well as ask a few questions.

This project is proposed as a hotel, and yet plans show rooms are configured as fully equipped apartments. 7 Units have bedrooms, in addition to the main living area.

Two (2) 1-bedroom units even have TWO FULL BATHROOMS (accessed via the single bedroom???) and 6 dishwashers are specified. (see attached) Also, the size of the units is far larger than the average for size of hotel rooms in the city; larger in fact than some rental apartments approved in the AUD program. This appears to be more like long-term living accommodations. And yet this is proposed to be a hotel?

I do see that long term bike storage is specified. Is the developer going to provide bikes for the hotel guests as other hotels do, or is this actually bike storage for residents? With the BCycle e-bike rental program, visitors/guests can pick up bikes along Cabrillo without the need for onsite storage. The onsite long term bike storage seems more geared to the needs of apartment dwellers.

The developer specializes in housing for out-of-town SB City College students and this project is within walking distance to SBCC. And yet even students who live on the Mesa within 1-2 blocks of SBCC bring cars with them and compete with local residents for curb space.

What are the impacts to the neighborhood if the project starts out as a hotel, and then finds it more lucrative to rent units longer term? If rented to students by the bed, 2 in each bedroom and each bringing a car, very quickly there are potentially 18 individual residents with 18 cars. This change of use will increase traffic and parking in an already impacted neighborhood.

We know that student housing is needed across the entire Santa Barbara County South Coast, yet if that is what this is, shouldn't the West Beach neighbors know what is potentially coming into their neighborhood? Can the type of use change, and what type of approval process is there set up for any change of use?

The same developer built apartments (under the AUD Program) at 1220/1222 San Andres. Those rental units are now occupied by out-of-town students, and not by our local Santa Barbara residents. This is not workforce housing as envisioned by our city residents and planners. Westside residents are feeling the impact of a lack of parking and gentrification of their neighborhood, where rentals in that project are by the bed, and 4-5 students can occupy a 2-bedroom unit and bring 4-5 cars to the neighborhood per 2-bedroom unit. Legal units, yet with many cars per each unit and

unfortunately, unintended consequences for the Westside residents.

Also, if 328 W. Montecito is an annex to the approved hotel project at 302/308 W. Montecito, do you know the number of units at 302/308 W. Montecito, as well as they number of approved parking spaces at that project? Will excess cars from 328 W. Montecito be parked at 302/308 W. Montecito?

A few years ago, another board, the ABR, exempted and did not allow a project to participate in Residential Permit Parking Programs as one Condition for Approval (example 321 Oceano). Might this be a good step for this and all associated project as well, to make sure our local residents still have priority for parking.

The West Beach Neighborhood is already impacted in relation to parking and traffic. What sort of impacts will there be if there is a change of type of use?

Again, thank you for all your work on this project and attention to the details.

Sincerely,

Mary Turley

Attachment: Data from 328 W. Montecito Architectural Plans

Attachment - Data from 328 W. Montecito Architectural Plans

Drawing of the Unit Configuration (Page 7 of 23)

A101 Studio, 1 bath
A102 Studio, 1 bath
A202 1 Bedroom, 2 full baths
A201 1 Bedroom, 2 full baths
B101 1 Bedroom, 1 bath
B102 1 Bedroom, 1 bath
B201 1 Bedroom, 1 bath
B202 1 Bedroom, 1 bath
B203 1 Bedroom, 1 bath

Plumbing Components (Page 1 of 23)

Dishwasher 6

Square Footage of each Room (Page 1 of 23)

ROOM A101 N/A 434 SF NET (483 GROSS)
ROOM A102 N/A 431 SF NET (471 GROSS)
ROOM A201 N/A 924 SF NET (1,037 GROSS)
ROOM A202 N/A 846 SF NET (924 GROSS)
ROOM B101 N/A 653 SF NET (715 GROSS)
ROOM B102 N/A 804 SF NET (856 GROSS)
ROOM B201 N/A 636 SF NET (700 GROSS)
ROOM B202 N/A 807 SF NET (852 GROSS)
ROOM B203 N/A 1,040 SF NET (1,135 GROSS)

Public Comment #2

From: [BONNIE DONOVAN](#)
To: [Community Development HLCsecretary](#); [Eric Friedman](#); [Mike Jordan](#); [Oscar Gutierrez](#); [Randy Rowse](#)
Subject: 328 W. Montecito Street
Date: Tuesday, April 26, 2022 1:45:04 PM

EXTERNAL

Dear HLC Commissioners:

Reg: 328 W. Montecito Street

I Live on the other end of this block in West Beach and would like to ask some questions. Why do the rooms have to be so large and with any kitchen at all? Why do they need living rooms? If tourists come to Santa Barbara don't they usually want to be out and about not staying in their hotel room? Why are there two bathrooms in a unit? Isn't the average size of hotel rooms 350 sf? And yet we are to believe this will be a hotel.

What is the guarantee that this project won't turn into Student housing in which this developer normally has 2 to 4 students in each room? If it turns into student housing our neighborhood could NOT handle the parking as we are overparked. For example, his tenants don't park in the parking lot at 302 right now, they park in our cul-de-sac. Can you guarantee no long-term (over 30 days) occupy for this project? Also, the city is for hotels as they receive TOT for all guests that stay under 30 days. If this turns to long-term stays there will be no TOT.

We in West Beach are feeling the impact of a lack of parking. Traffic on both Castillo and Montecito Streets is heavy. When the Moxi was approved with only handicap parking, the old Fish Enterprise parking lot changed to a city lot that now charges, some hotels now charge for parking, and apartment owners like this developer charge for parking, which has filled our streets. Can you prohibit him from charging for parking which will lead to his guest parking on our streets?

This project, 328 W. Montecito is an annex to the approved hotel project at 302/308 W. Montecito, and they have submitted for ANOTHER annex at 311 W. Montecito Street. What is the number of hotel rooms and parking spaces at 302/308 W. Montecito? Will guest from 328 W. Montecito be parking at 302/308 W. Montecito? Do you know the number of rooms and parking spaces proposed at 311 W. Montecito Street?

I'm not opposed to building on this lot. I just think it could be a little smaller and make sure the traffic and parking are handled correctly. One reason developers say they are building a hotel and then turn it into housing is hotels can be larger.
Size/Bulk/Scale

The project is in the El Pueblo Viejo Landmark District. HLC reviews everything (Historic or not) within the Landmark or Historic District. This is outlined in the City Charter. (Per Nicole Hernandez)

West Beach is made up of mostly single and two-story buildings.

Thank you for your time.

Bonnie Donovan

PLEASE BE ADVISED

The following public comment was not received in time to process. Distribution to the Historic Landmarks Commission occurred after the meeting.

Public Comment #3

From: [Missy Zeitsoff](#)
To: [Community Development HLCsecretary](#)
Cc: [Tony Boughman](#)
Subject: 328 W. Montecito Street PLN2021-00438 New 9 Room Hotel Annex
Date: Wednesday, April 27, 2022 11:58:40 AM

Some people who received this message don't often get email from missyzeitsoff@gmail.com.

[Learn why this is important](#)

EXTERNAL

I am a bit late with this. Sorry. I will watch at 1:00 on Ch 18

. Dear Commissioners,

This annex project is a very bad idea. The Hotel project St. George wants at the end of Montecito and at the Bath corner, WAS/IS a very bad idea. The area is filled with liquor stores and sad homeless persons. Despite the slick marketing of a future split in half Hotel, the customers will be very disappointed if they book online , The railroad tracks are right next to the Major Hotel. I know that St. George has to replace the

four affordable units he will destroy at the Bath and Montecito corner. Shouldn't he do this FIRST ?? To put a Hotel Annex next to the Historical County Building is not good. If you look at the property today, you can see weeds growing on the empty lot. The owner has a responsibility to keep the property cleared. One cigarette--there goes our Historical treasure next door to the started fire. St. George doesn't care or consider the Cottage Rehabilitation Center in the middle of his two Hotels, There is no reason to believe that the Hotel Annex will be constructed without great impact { EIR? } to the Historical Building you need to protect. St. George doesn't always follow or get permits , as I remember his massive tree destruction at Cliff and Loma Alta. I Please deny this ANNEX.

Can you please print and give this to the Commissioners?

From: [Missy Zeitsoff](#)
To: [Community Development HLCsecretary](#)
Cc: [Santa Barbara City Council](#); [Ariel Calonne](#); [Rebecca Bjork](#)
Subject: Re: Automatic reply: 328 W. Montecito Street PLN2021-00438 New 9 Room Hotel Annex
Date: Wednesday, April 27, 2022 12:09:05 PM

EXTERNAL

BTW, dear Council, if either of these HOTEL projects lead to FIRE, or CRIME against one of the future hotel patrons, I will have my objection on record.

Liability for the City is heightened with approval of this bifurcated HOTEL not meeting the needed safety and welfare standards for our tourists.

Thanks, HL Secretary.

On Wed, Apr 27, 2022 at 11:58 AM Community Development HLCsecretary <hlcsecretary@santabarbaraca.gov> wrote:

Thank you for your email. If it contains public comment for an item scheduled on an upcoming Historic Landmarks Commission (HLC) agenda, your message will be distributed to the Commission.

Please note that the Commission may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to attend the Virtual Meeting as noted on the Agenda. To view the most recent agenda please visit [SantaBarbaraCA.gov/HLC](http://www.santabarbaraca.gov/HLC) <<http://www.santabarbaraca.gov/HLC>>

If your email contains an inquiry for staff, I will respond as soon as possible.

Again, I invite you to visit [SantaBarbaraCA.gov/HLC](http://www.santabarbaraca.gov/HLC) <<http://www.santabarbaraca.gov/HLC>> to view current and archived meeting schedules, agendas, minutes, reports, and videos.

Thank you.